

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Edewaard Development LLC

Case #: 136-R-02

Date: 11/26/02

Comments:

No Comments

DRC

SITE PLAN REVIEW AND COMMENT

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Edewaard Development LLC

Case #: 136-R-02

Date: 11/26/02

Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license prior to applying for a building permit. This application shall include calculations supporting site design and compliance with South Florida Water Management Design criteria, with adequate measures for on site retention of surface water runoff. Additional water quantity criteria shall be demonstrated for development roadway and finish floor as well as any discharge to offsite water bodies or drainage facilities under City, County, or State's jurisdiction.
2. The site plan indicates a proposed access which is greater than 50% of the total property frontage on S.E. 10 Avenue. An exfiltration trench drainage system shall be required along with preservation of the curbed right of way section.
3. The engineering plans shall be completed with water, sewer, paving and drainage design for complete review prior to requesting final DRC authorization.
4. Additional comments may be provided at the DRC meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Edewaard Development LLC

Case #: 136-R-02

Date: 11/26/02

Comments:

1. Show fire main, hydrant location, and provide a flow test.
2. Sprinkler plans required as per FBC, 903.8.2.

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Division: Info. Systems

Member: Mark Pallans (GRG)
954-828-5790

Project Name: Edewaard Development LLC

Case #: 136-R-02

Date: 11/26/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Edewaard Development LLC

Case #: 136-R-02

Date: 11/26/02

Comments:

1. Code requires that trees have a minimum planting area width of 8'. That area between the sidewalk and the street pavement shows a 5' width with "QCM" (not labeled on the plant list) in the area.
2. Make sure all plant material is labeled. (Certain trees and palms are not labeled.)
3. Indicate the existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of existing "large, desirable trees." Special requirements may apply to any "speciman" trees. Trees or palms which would be considered good candidates for relocation should be relocated. For trees removed provide the calculations for their "equivalent replacement" above minimum site Code requirements.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. Overhead lines should be placed underground.

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Division: Planning

Member: Angela Csinsi
954-828-5984

Project Name: Edewaard Development LLC

Case #: 136-R-02

Date: 11/26/02

Comments:

Request: Site Plan Level II for eight townhouses located at 17-31 SE 10 Avenue.

1. It appears that the facades facing SE 10 Avenue do not have a roofed landing. Please revise to show this requirement (ULDR Sec. 47-18.33.B.6). Also, the type of doorway shown on the floor plan does not match the site plan depiction for units 17 and 31.
2. The balconies on the side elevations encroach into the side setbacks. Revise to correct.
3. Discuss site circulation with engineering representative. Will guests be able to park in front of garages without blocking drive aisle?
4. Provide detail of metal picket fence. Fences in RC-15 adjacent to the public r-o-w must be of non-opaque materials. (ULDR Sec. 47-18.33.B.9)
5. Provide dimensions of proposed balconies and percentage of linear façade covered by these balconies.
6. Label maximum height of 35' on all elevations.
7. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Edewaard Development LLC

Case #: 136-R-02

Date: 11/26/02

Comments:

1. All glass doors/windows should comply with SFBC.
2. How is access at the driveways?
3. Is each unit individually alarmed?
4. Recommend a panic alarm attached to the garage door remote control.

DRC
SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Edewaard Development LLC

Case #: 136-R-02

Date: 11/26/02

Comments:

1. Provide a data table indicating lot area for each unit.
2. Pursuant to section 47-18.33.B.5.6, within the RC-15 district any principle structures façade facing a public right of way shall consider the front façade for those units. Each unit must have on a front façade its own entrance. The entrance shall be a roofed concrete landing a minimum of three (3) feet by five (5) feet and shall be of architectural design similar to and integral with the principal structures on the east elevations.
3. Provide a narrative outlining how the propose project complies with section 47-18.33 point by point.
4. Provide balcony dimensions and percentage of encroachment pursuant to section 47-19.2.B.
5. Additional comments may be forthcoming at DRC meeting.